

BLAIRE MEADOWS HOA BOARD MEETING MINUTES

Location: Blaire Meadows Park

Date: 7/17/2020

Time: 7:00 PM

Facilitator: Rick Rowley

Agenda Items

1. Financial
2. Commons Lighting
3. Entrance Landscape Maintenance
4. Signage
5. Christmas Lighting
6. Open Discussion

In attendance: Rick Rowley, Martha Powers, Kathy Smith, and Jeneene Jacque

Excused: Barb Mocerri, Dave Wilcox, Chris Davies

Line Item 1 Financials

Martha informed all present of the balance, outstanding dues, current membership dues received, and communications between residents and herself. Budget now reflects timeline of May to May vs end of year record keeping. Spreadsheet provided to those in attendance. Also spoke of the need for a balanced budget moving forward with goals of having funds available for projects in the near and projected future. As of this day our current budget allows 20% (\$2,000) of yearly dues to be utilized for projects regardless if for beautification or maintenance purposes. This figure keeps our books in the black and takes into account the 5% average of outstanding membership dues. No further comments.

Owner: Martha **Status:** Ongoing



Line Item 2 Commons Lighting


Two issues exist regarding lighting at our entrance:

- North side lights are not working due to line being severed within expansion joint of concrete. This is due to settling of sewer cap and concrete slab shifting with weather conditions. Dave has contacted and acquired a job ticket with MCRC for repairs and we are at the mercy of that timeline. However, Glenn has made mention of saw-cutting the street creating a new void whereas a new line can be installed to get the lights up and running before MCRC begins their repairs. Rick will speak to Glenn pertaining to this and get some projected costs. Martha questions if there is a need to contact MCRC for possible permit with Rick stating no need as cut should only be that of a depth to cover line than caulked into place. Original line lasted 20 plus years and no reason to believe that this quick fix would not be capable of doing the same.
- Light posts are weathered, and paint has been peeling for some time now. Rick did receive a quote to have these posts “powder coated” which is a process of painting benefitting exposure to weather. Cost of painting alone is \$600.00 with additional cost of removing poles from island, removing electrical components of each light, and reinstalling components with placing posts back on anchors adds up quickly. Glenn had suggested of just replacing these posts as the total costs of this work would be greater than a simple replacement. Glenn also made mention that the screws and nuts have become fused to the fixture meaning that each one would need to be sawcut to be removed, new holes drilled and tapped with new screws placed. Research into this suggestion to take place and results shared when available. No further comments.

Owner: Rick **Status:** Ongoing

Line Item 3 Entrance Landscape Maintenance

Rick made mention of the outrageous hand weeding charges that has been paid in years past and currently. The Bi-Monthly hand weeding simply does not work as weeds spring up within the eight-week span between. Both Dave and Rick receive comments every year in regards to



weeds taking over especially behind the sign at the north side of the entrance. Hopes are that ADW can provide a contractual price for simply maintaining these areas throughout the entire growing season with no opportunity for these weeds to take over. Jeneene makes mention of Burning Bush shrubs being cut back further during next shrub trimming. All agree this would help in appearance. All are satisfied with the progression of plantings from years past and happy with these efforts this season. Jeneene questions hourly rates for ADW and explained that this has nothing to do with contractual pricing. We simply agree to pricing and care a less how many hours are involved with fulfilling said work as long as it's completed to our satisfaction. Sprinklers are programmed for three watering's a week. Rick will speak with Dave and maybe meet with ADW if the need arises. No further comments.

Owner: Dave and Rick **Status:** Ongoing


Line Item 4 Signage

With the further decay of the materials in our signs it has come time for a decision as to when this replacement is to take place. Rick stated they still present well when looked at from a car yet when viewed up close is when the demise is evident. Rick stated he has an original quote for years past with a somewhat duplicate of what exists today. Of course, color and design can be enhanced for this replacement. Members in attendance have decided to move forward with sign duplicating what is placed currently thus keeping costs at a reasonable rate. Rick to forward original quote to Martha as she has volunteered to chair this task. No further comments.

Owner: Martha **Status:** Ongoing

Line Item 5 Christmas Lighting

Idea of holiday décor brought up and what possible plans exist. Martha mentioned we could possibly begin by doing lamp posts this year with next year adding more to things such as trees and following year bushes and so on. Stopping when we are satisfied with the display overall. Rick mentioned the 3K estimate provided last year for the entire entrance to be done including signs and island. With this brought forth perhaps this company specializing in decorations could provide quotes for the island alone and possibly moving forward with them until we reach our satisfaction once again and manage monies for this responsibly. Rick states no confidence



in ADW having the ability to match what this company has to offer due to learning curve involved with both parties. Rick to search for this provider once again to begin talks.

Owner: Rick **Status:** Ongoing

Line Item 6 Open Comments

Quick recap of budget and explanation of the 20% monies being slated for current and further tasks. Needless to say a number of years are involved with the projected tasks mentioned above.

Fall décor brought up as Martha is not interested in participating in this task any longer. Materials already purchased last year and stored by both Martha and Kathy. This task will be shared by Kathy and Jeneene this coming season.

Appears that the only chance of having a “Townhall” this year will have to take place in the park as things seem to be taking a step back with these latest COVID orders. We will not even entertain the thought of this until end of September or early October so for the few that attend will just have to be patient.